

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0127.0A**PC DATE:** July 28, 2020**SUBDIVISION NAME:** Cherico Subdivision**AREA:** 0.497 ac**LOT(S):** 2**OWNER:** Austin Land Development, LLC (Addison Thom)**AGENT/APPLICANT:** Jennifer Hanlen (Permit Partners, LLC)**ADDRESS OF SUBDIVISION:** 1103 Cherico St **COUNTY:** Travis**WATERSHED:** Boggy Creek Watershed**EXISTING ZONING:** SF-3-NP**PROPOSED LAND USE:** Residential

DEPARTMENT COMMENTS: The request is for approval of the Cherico Subdivision which will create a 2 lot subdivision out of previously platted land (Hood's Eastside Lots, Resub of Tracts A & B) for residential use.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision as it meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joeydelagarza@austintexas.gov

1103 CHERICO STREET
RESUBDIVISION OF TRACT B-1
HOOD'S EASTSIDE LOTS

THE STATE OF TEXAS)(KNOW ALL MEN BY THESE PRESENTS:
THE COUNTY OF TRAVIS)(

THAT AUSTIN LAND DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY, BY AND THROUGH
BY: , BEING THE OWNER OF TRACT B-1, RESUBDIVISION ON TRACTS A & B,
HOOD'S EASTSIDE LOTS, AN ADDITION IN TRAVIS COUNTY AND CONVEYED BY DEED OF RECORD IN
DOCUMENT NO. 2018118594 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT OF RECORD IN VOLUME 18, PAGE 1, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND
SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND
HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE
TRACT B-1, RESUBDIVISION ON TRACTS A & B, HOOD'S EASTSIDE LOTS IN ACCORDANCE WITH THE MAP OR
PLAT ATTACHED HERETO, TO BE KNOWN AS:

1103 CHERICO STREET, RESUBDIVISION OF TRACT B-1, HOOD'S EASTSIDE LOTS

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON,
SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, AUSTIN LAND DEVELOPMENT LLC, BY AND THROUGH _____ HAS
CAUSED THESE PRESENTS TO BE EXECUTED THIS

____ DAY OF _____, 20____, A.D.

AUSTIN LAND DEVELOPMENT LLC
BY:
111 SANDRA MURADA WAY, APT 12H
AUSTIN, TEXAS 78703

THE STATE OF TEXAS)(KNOW ALL MEN BY THESE PRESENTS:
THE COUNTY OF TRAVIS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN
TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN
STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PRINTED NAME OF NOTARY _____ MY COMMISSION EXPIRES ON: _____

PRINTED ADDRESS OF NOTARY _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF CITY OF AUSTIN ON
THIS THE ____ DAY OF _____ 20____.

PLANNING COMMISSION APPROVAL:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF
AUSTIN, TEXAS, ON THIS, ____ DAY OF _____ 20____.

FAYEZ KAZI, CHAIR _____ YVETTE FLORES, SECRETARY _____

ADMINISTRATIVE APPROVAL:

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES
DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____
20____.

JOEY DE LA GARZA, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)(KNOW ALL MEN BY THESE PRESENTS)(

COUNTY OF TRAVIS)(

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT
OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE

____ DAY OF _____ 20____, A.D. AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE

____ DAY OF _____ 20____, A.D. AT ____ O'CLOCK ____M., OF SAID COUNTY

AND STATE IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____
20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

DEPUTY _____

SURVEYOR'S STATEMENT:

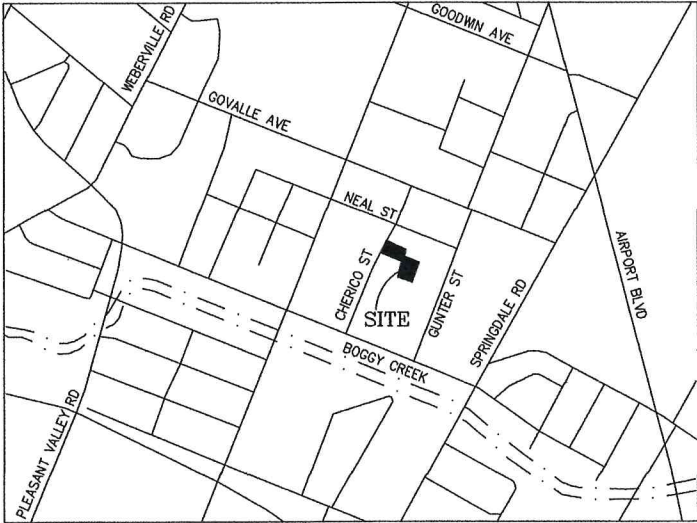
I, RUDOLF J. PATA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE
PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED
PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, IS TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE
PROPERTY MADE UNDER THE DIRECTION AND SUPERVISION OF TERRY L. ROWE, A REGISTERED
PROFESSIONAL SURVEYOR, NO.5493.

RUDOLF J. PATA _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5388-STATE OF TEXAS
BOWMAN CONSULTING GROUP
1120 SOUTH CAPITAL OF TEXAS HWY, SUITE 220
AUSTIN, TEXAS 78746

ENGINEER'S STATEMENT:

I, NICHOLAS G. KEHL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE
PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING
STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF
AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NICHOLAS G. KEHL _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER
NO. 104450-STATE OF TEXAS,
BOWMAN CONSULTING GROUP, LTD.
1120 SOUTH CAPITAL OF TEXAS HWY, BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746



VICINITY MAP
SCALE: 1"=1000'

- NOTES:
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
 2. BUILDING SETBACK LINES SHALL CONFORM TO THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
 3. THE PROPERTY AS SHOWN HEREON LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48453C0465J, MAP REVISED JANUARY 6, 2016.
 4. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, CHERICO SUBDIVISION, RECORDED IN VOLUME 4, PAGE 2 OF THE PLAT RECORDS OF TRAVIS COUNTY, SHALL APPLY TO THIS RESUBDIVISION PLAT.
 5. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.
 6. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS (CHAPTER 25-13) AS AMENDED.
 7. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN AND TRAVIS COUNTY REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
 8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: CHERICO STREET. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
 9. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 2 ADDITIONAL RESIDENCES. NO FEE WAS CHARGED FOR THE 2 EXISTING RESIDENCES.
 10. WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
 11. EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS AND PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINE MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.
 12. EXTENDED OR OBSTRUCTED FIRE ACCESS SHALL BE MITIGATED WITH AN AFD APPROVED SPRINKLER SYSTEM FOR BUILDINGS ON LOT 2.
 13. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
 14. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
 15. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
 16. A VARIANCE TO SECTION 25-4-175, OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE PLANNING COMMISSION ON _____.
 17. A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE NFPA 13D OR THE 2015 IRC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEMS OR A TEXAS LICENSED PLUMBER WITH THE IRC P2904 ENDORSEMENT ON THE LICENSE. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING THE WALLS AND CEILINGS.
 18. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
 - THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:
 - PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
 - NO LONG-TERM LAND CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
 - PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.
 19. OWNER TO PROVIDE DETENTION TO MITIGATE FOR ANY INCREASE IN RUNOFF FROM THE SITE, OR RESTRICT IMPERVIOUS COVER TO NOT INCREASE RUNOFF.
 20. EXTENDED OR OBSTRUCTED FIRE ACCESS SHALL BE MITIGATED WITH AN AFD APPROVED SPRINKLER SYSTEM FOR BUILDINGS ON LOT 2.
 21. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION THROUGH PAYMENT ON JUNE 8, 2020 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSM CASE NUMBER FOR THIS PROJECT IS BOG-RS-2020-0035R.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

CASE #C8-2019-0127.OA SHEET 1 OF 2

FILE: P:\070328-1103 Chericco Final Plat\070328-01-001\Survey\Working\			
Plot\70328-1103 Chericco Street_Final Plat.dwg			
DATE: 02-13-20	DRAWN BY: DZ	CREW: QW, CF, CC	
SCALE: NA	CHECKED BY: RJP	FB #: 437	
JOB #: 70328-01-001	DRAWING #: FINAL PLAT	PLAN #: 1226	
1. SIG BLOCKS/SIDEWALK/JUAS & FPP NOTE REMOVED	JS	05-05-20	
NO.	REVISION	BY	DATE

PLOT DATE: Jun 12,2020-11:01am

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1189 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

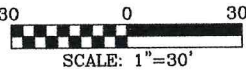
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

1103 CHERICO STREET
RESUBDIVISION OF TRACT B-1
HOOD'S EASTSIDE LOTS
TRAVIS COUNTY, TEXAS

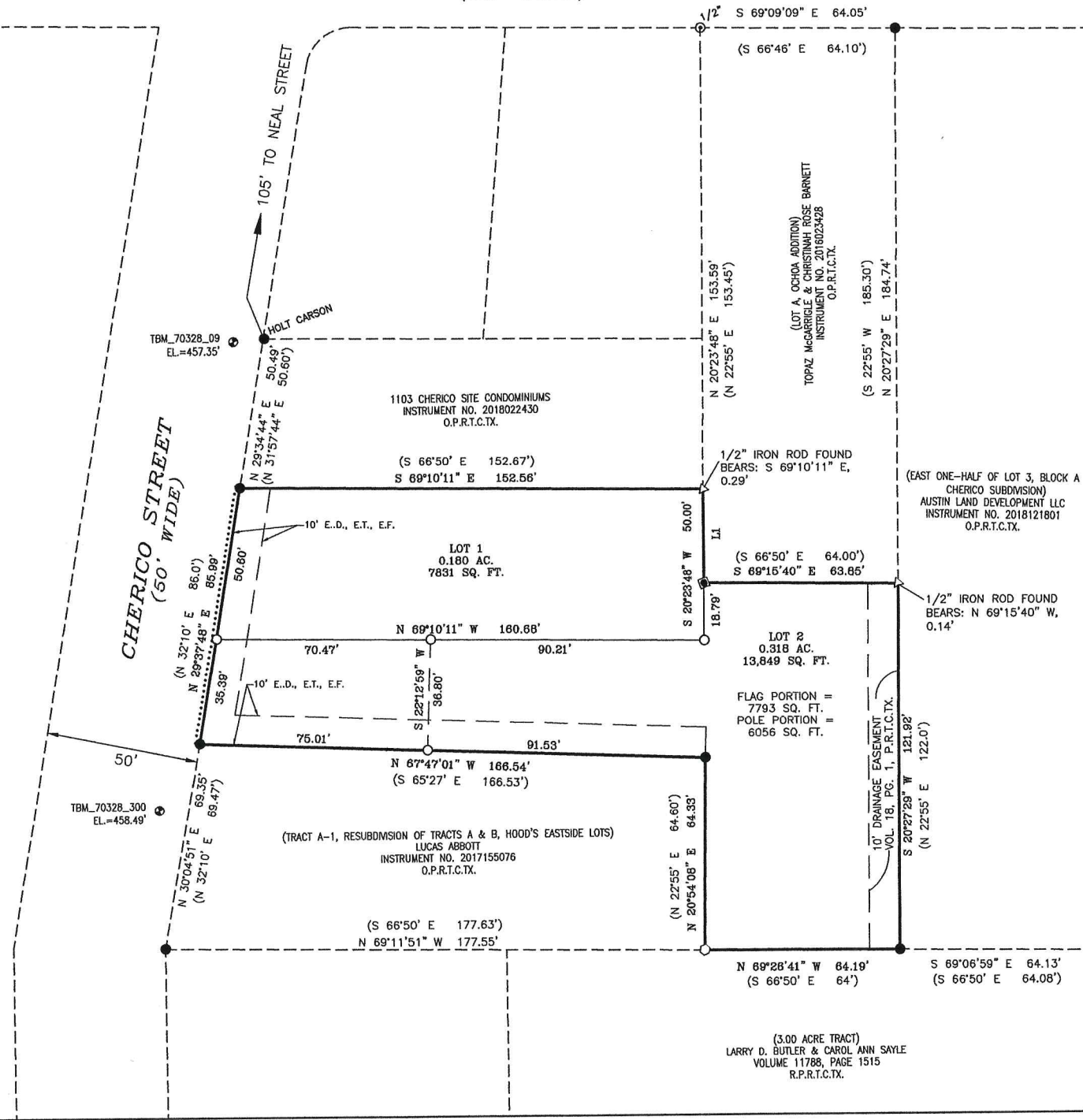
PLAN 1226

1103 CHERICO STREET
RESUBDIVISION OF TRACT B-1
HOOD'S EASTSIDE LOTS

NEAL STREET
(50' WIDE)



FEBRUARY, 2020
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS



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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 20°23'48" W	31.21'
(L1)	(N 22°55' E)	(31.60')

- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - IRON PIPE FOUND, SIZE NOTED
 - BURRIS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BURRIS & ASSOC." FOUND
 - HOLT CARSON 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HOLT CARSON" FOUND
 - ⊠ 1/2" IRON ROD FOUND IN CONCRETE
 - AXEL FOUND
 - △ CALCULATED POINT
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCO" SET
 - BENCHMARK
 - () RECORD INFORMATION
 - P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - PROPOSED PUBLIC SIDEWALK
 - E.D., E.T., E.F. EASEMENT FOR ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER

BENCHMARK LIST: - DATUM - NAVD 88 (GEOID12B) PER RESULT OF THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) AND VERIFIED THROUGH SMARTNET NORTH AMERICA.

TBM_70328_09:
MAG NAIL WITH WASHER SET IN CURB
ELEVATION = 457.35 FEET

TBM_70328_300:
MAG NAIL WITH WASHER SET IN CURB
ELEVATION = 458.49

CASE #C8-2019-0127.0A SHEET 2 OF 2

FILE: P:\070328-1103 Cherico Final Plat\070328-01-001\Survey\Working\Plat_70328_1103 Cherico Street_Final Plat.dwg			
DATE: 02-13-20	DRAWN BY: DZ	CREW: QW, CF, CC	
SCALE: 1"=30'	CHECKED BY: RJP	FB #: 437	
JOB #: 70328-01-001	DRAWING #: FINAL PLAT	PLAN #: 1226	
1. SIG BLOCKS/SIDEWALK/JUAE & FPP NOTE REMOVED	JS	05-05-20	
NO.	REVISION	BY	DATE

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1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4069
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

1103 CHERICO STREET
RESUBDIVISION OF TRACT B-1
HOOD'S EASTSIDE LOTS
TRAVIS COUNTY, TEXAS

PLAN 1226

PLOT DATE: Jun 12, 2020-11:01am

B-19

4 of 4

TILLERY

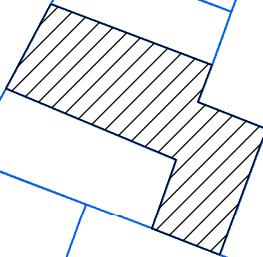
GOVALLE

NEAL

CHERICO

GUNTER

LYONS



Subject Tract



Base Map

CASE#: C8-2019-0127.0A
LOCATION: 1103 Cherico St.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.